

GREAT
WATER
HOMES



LISTED IN COLLABORATION WITH NIKA & CO

NIKA & CO
REAL ESTATE



We're Greatwater Homes

There are many beautiful old homes in Detroit, but very few new homes. We're changing that, by building brand-new right in the heart of one of Detroit's most vibrant neighborhoods. Our homes blend historic details like solid oak floors and wood burning fireplaces with modern floor plans and amenities. We're passionate about quality materials, design, and Detroit. Reviving the American dream of homeownership.

FEATURED IN

Detroit Free Press

The Detroit News

npr

URBANIZE

**CLICK ON
DETROIT**

**GRAIN'S
DETROIT
BUSINESS**

**wDET
101.9 FM**

What We Do Better

Quality Focused

We exceed industry standards, using premium materials and precision craftsmanship. From foundation to finishing, we build better than code requires to ensure lasting durability and elegance. Every material we select and every method we use reflects our commitment to quality and honors Detroit's legacy of enduring, well-built architecture.

Integrity

Trust is the foundation of our relationships. We operate with transparency, honesty, and accountability throughout construction. To us, what is behind the walls matter as much as what is visible.

Design & Architecture

Blending homage with innovation, our designs honor Detroit's architectural heritage while embracing contemporary elegance. We craft homes with proportional details that both blend into and enhance historic streetscapes. Elegant craftsmanship and meticulous attention to detail result in residences that feel timeless yet modern, built to inspire and endure.

Neighborhood Knowledge

Deeply rooted in Detroit, we understand neighborhood nuances— from architectural vernacular to cultural fabric. Our local expertise guides site selection and design, ensuring each home seamlessly integrates into its surroundings. Our homes reflect the character and history of their vibrant neighborhoods.



Welcome to The Villages

Welcome to The Villages, a collection of Detroit's most vibrant and evolving neighborhoods where historic character meets thoughtful new development. From tree lined streets and timeless architecture to a growing mix of restaurants, retail, and cultural spaces, this area offers a lifestyle rooted in community and connection.



THE SHEPHERD 1

A cultural arts center with multifaceted programming. On the grounds you'll find:

CHARLES MCGEE LEGACY PARK

Outdoor Recreation

ALEO

Hospitality

FATHER FORGIVE ME

Food and Beverage

WARDA PATISERRE

Food and Beverage



LANTERN 2

A mixed-use space centered around the arts and education. Inside you'll find:

ASSEMBLE SOUND

Record Label

CØLLECT

Food and Beverage

COUP D'ÉTAT

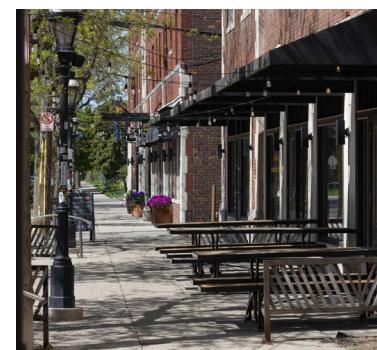
Retail

PROGRESSIVE ART STUDIO COLLECTIVE

Art Gallery

SIGNAL-RETURN

Printing & Workshops



KERCHEVAL AVE 3

Food, Beverage, and Services

A walkable destination with a variety of shops, services,

and food and beverage offerings, including Marrow West Village.

AGNES COORIDOR 4

Food, Beverage, and Shopping

A lively neighborhood corridor anchored by local favorites, with coffee, dining, and retail options including Red Hook, Norm's Diner, and Eugenie.

ERMA HENDERSON PARK 5

Outdoor Recreation

A 34-acre riverfront park with fishing and wildlife viewing, plus courts, fields, a playground, and a 2.5-acre public garden with 30,000+ plants.

RIVERWARDS MARKET 6

Grocery

A neighborhood market with fresh produce, pantry staples, and specialty goods, focused on quality, sustainability, and regional producers

PEWABIC TILE HQ 7

Just east of Little Village, one of the nation's oldest working potteries—home to tile production, ceramics education, and a globally recognized cultural destination.

GREATWATER HOMES OFFICE 8

That's right—our office is right here in the neighborhood, not in some out-of-state corporate building. We're Detroiters, and we're proud to live, work, and invest in the communities we serve.



Reduced Property Taxes

This neighborhood has been approved for NEZ - New Construction - a tax abatement reducing the homeowner's future property taxes significantly for principal residents.

Here's how it works:

Neighborhood Enterprise Zones are a unique way of incentivizing neighborhood development in Michigan. The NEZ-New Construction Tax abatement reduces the tax liability on specific properties for a specific amount of time. Rather than using your municipality's tax millage rate, NEZ-New Construction qualified properties use 1/2 of the state average millage rate. In 2025, Michigan's average millage rate was 36.16 for principal residents, meaning the millage rate that NEZ-New Construction properties would be taxed at is \$18.08 annually for every \$1,000 of taxable value.

- GREATWATER LOT
- NOT GREATWATER

Included in Every Home

STRUCTURAL INTEGRITY

- Multiple Elevation Designs
- Full Poured Concrete Basement
- Full Egress Basement Window
- Sump Pump System
- 2 x 6 Exterior Wall Construction
- Engineered Floor and Roof Trusses
- ¾" Tongue and Groove Subfloor Glued and Screwed
- 9'-0" First Floor Ceilings
- Two Car Detached Garage Available

EFFICIENT DESIGNS

- Alliance Windgate Low Energy Windows
- R-19 Fiberglass Insulation in Exterior Walls
- R-38 Insulation in Attic
- 95% Efficiency Gas Furnace
- Energy Efficient Air Conditioner
- Smart Programmable Thermostat
- Tankless Water Heater
- Energy Seal Package to Reduce Air Infiltration
- Energy Star Appliances

DURABLE EXTERIORS

- James Hardie Fiber Cement Siding
- GAF 30 Year Roof Shingles
- Raised Panel Therma-Tru Fiberglass Front Door
- Landscape Package
- Seamless Aluminum Gutters
- Frost Resistant Water Spigots
- Exterior Waterproof Outlets

MODERN INTERIORS

- Solid Oak Flooring Available
- Karastan Flooring Included
- Open Floor Plans
- Sherwin Williams Paint
- Kwikset Door Hardware
- Stained Oak Handrails
- Convenient Laundry Adjacent to Primary Suite
- Large Closets with Shelving & Built in Pantry
- Walk in Bedroom Closets



Yep, Still Included...

PROFESSIONAL KITCHENS

- Solid Wood American Made Cabinets
- Soft Close Doors and Drawers
- Oversized Island with Additional Storage Per Plan
- Quartz Countertops
- Delta Faucet and Stainless-Steel Sink
- ½ Horsepower Badger Disposal
- Stainless-Steel Appliances

BEST ELECTRIC

- Underground Electric Service
- Customized Kichler Light Fixtures
- Exterior Lighting at Porch and Rear Entrance
- Motion Activated Lighting at Garage Peak
- Wired Fan/Light in Bedrooms
- Smart Video Doorbell

ELEGANT BATHROOMS

- Tile Floors and Shower Walls
- Matching Cabinetry with Multiple Drawers
- Quartz Vanity Tops in Full Bathrooms
- Designer Pedestal Sink in Powder Room
- Delta Faucets and Fixtures
- Mirrors, Towel Bars and Paper Holders
- Toto Drake Universal Height Toilets

PEACE OF MIND

- Neighborhood Greatwater Homes Office
- Dedicated Greatwater Homes Team Members
- 10 Year Limited Structural Warranty by RWV
- 1 Year Limited Warranty on All Materials and Craftsmanship
- Individual Product Warranties to be Provided



The Alden



1,000 SQFT | 2 BEDROOMS | 1 OR 2 BATHS
 FINISHED FULL BASEMENT ADDS ADDITIONAL 600 SQFT OF LIVING
 OPTION TO ADD A GUEST SUITE AND FULL BATHROOM TO BASEMENT
 2-CAR GARAGE AVAILABLE



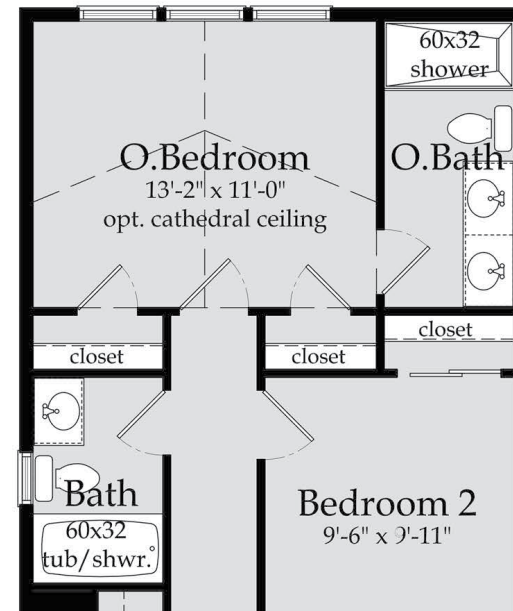
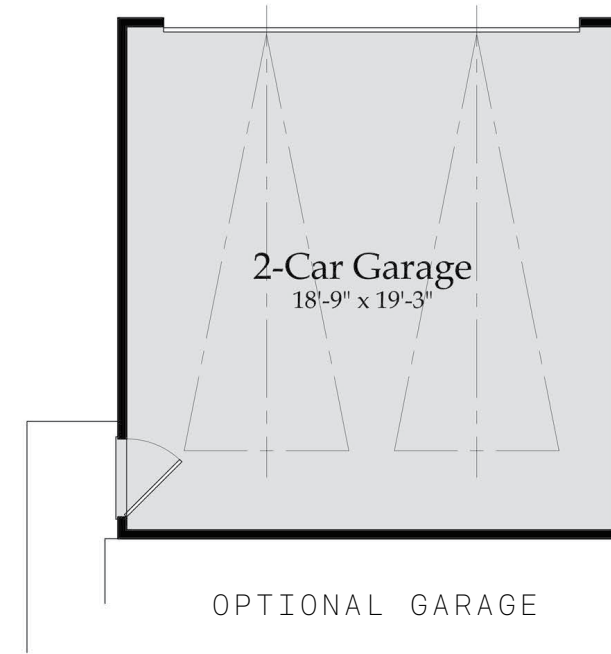
COTTAGE



COLONIAL



CRAFTSMAN



FIRST FLOOR PLAN

The Ellsworth



1,325 SQFT | 2 BEDROOMS | 2.5 BATHS
 FINISHED FULL BASEMENT ADDS ADDITIONAL 400 SQFT OF LIVING
 OPTION TO ADD A GUEST SUITE AND FULL BATHROOM TO BASEMENT
 2-CAR GARAGE AVAILABLE



COTTAGE



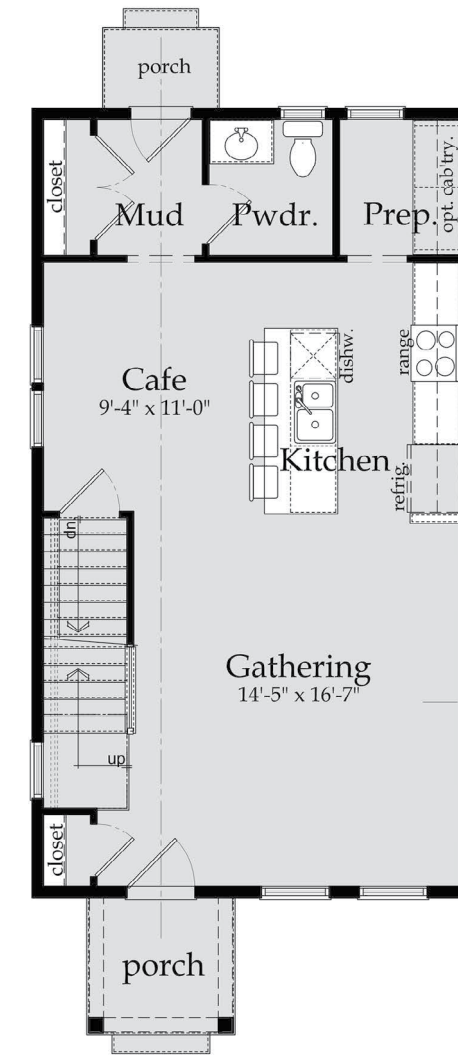
COLONIAL



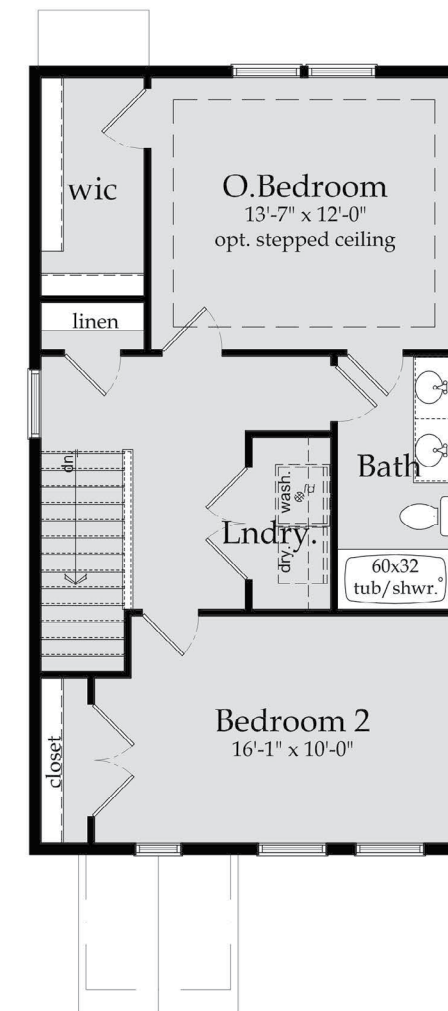
CRAFTSMAN



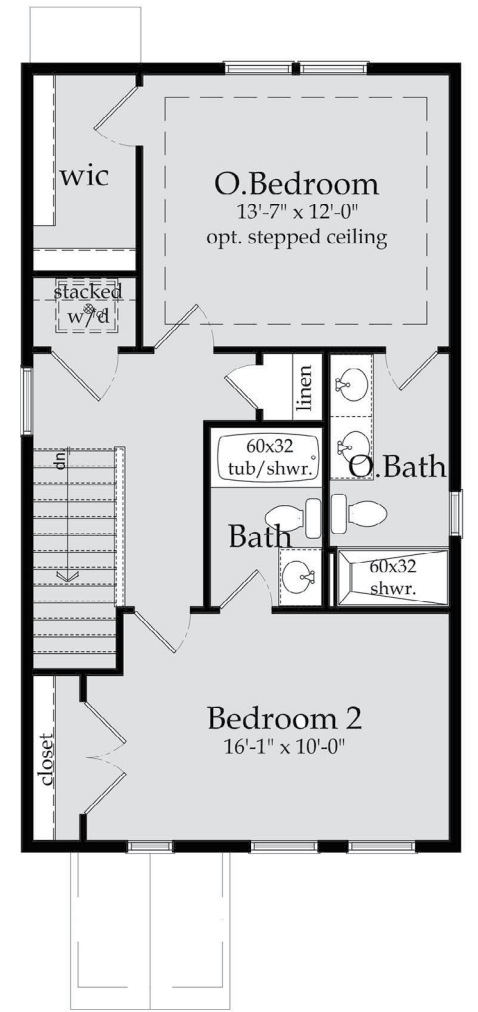
OPTIONAL GARAGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ALTERNATE SECOND FLOOR PLAN

The Bellaire



1,513 SQFT | 3 BEDROOMS | 2.5 BATHS
 FINISHED FULL BASEMENT ADDS ADDITIONAL 600 SQFT OF LIVING
 OPTION TO ADD A GUEST SUITE AND FULL BATHROOM TO BASEMENT
 2-CAR GARAGE AVAILABLE



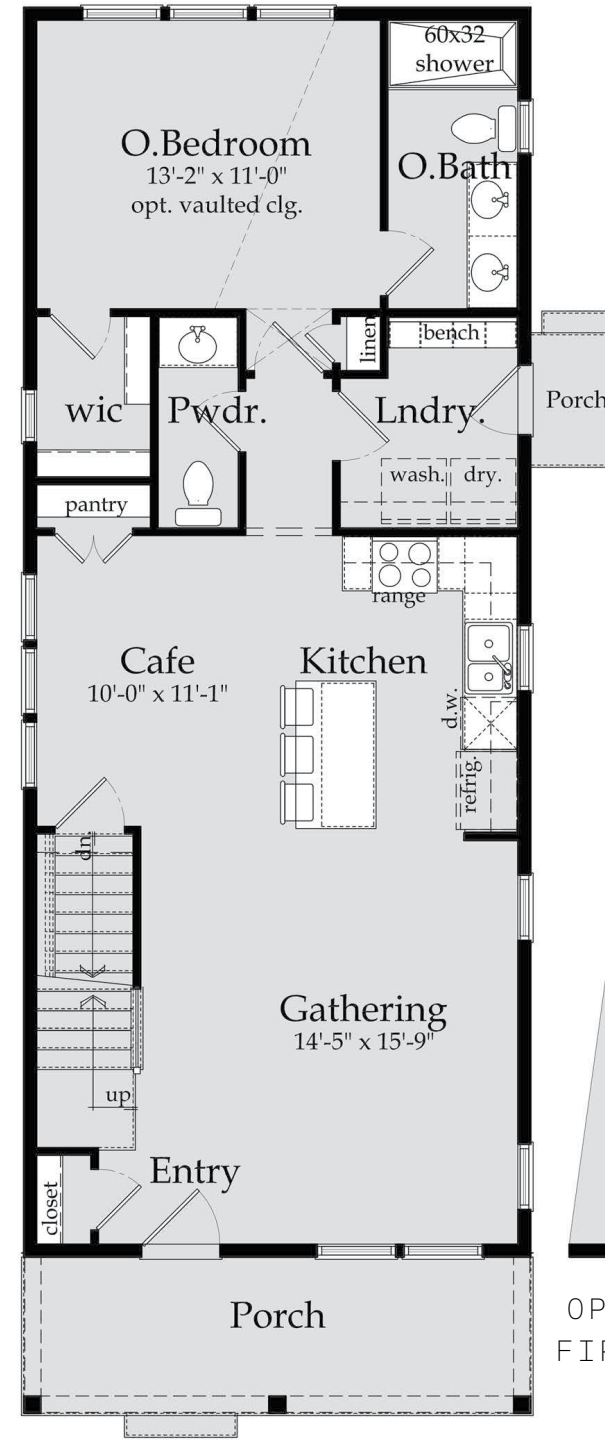
COTTAGE



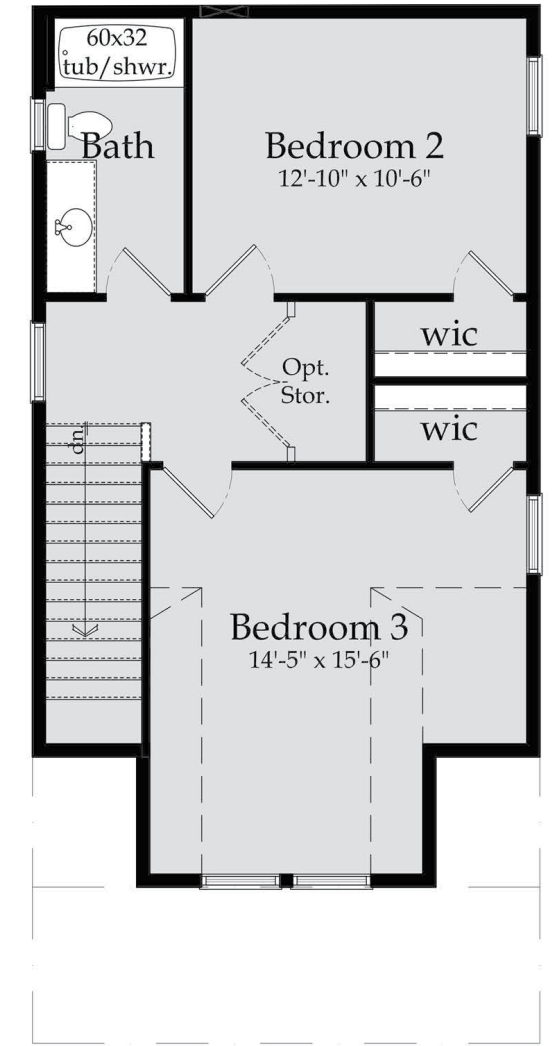
COLONIAL



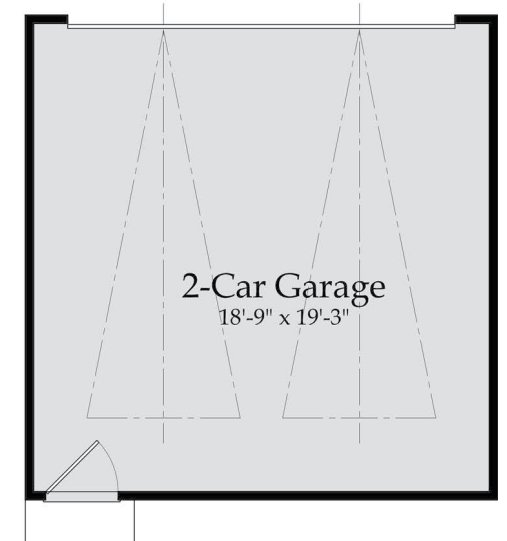
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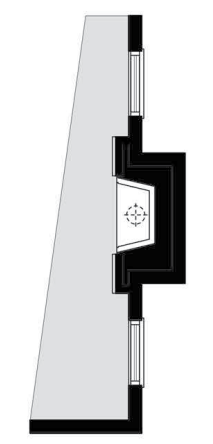
FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPTIONAL GARAGE



OPTIONAL FIREPLACE

The Charlevoix



1,840 SQFT | 3 BEDROOMS | 2.5 BATHS

FINISHED FULL BASEMENT ADDS ADDITIONAL 600 SQFT OF LIVING
OPTION TO ADD A GUEST SUITE AND FULL BATHROOM TO BASEMENT

2-CAR GARAGE AVAILABLE



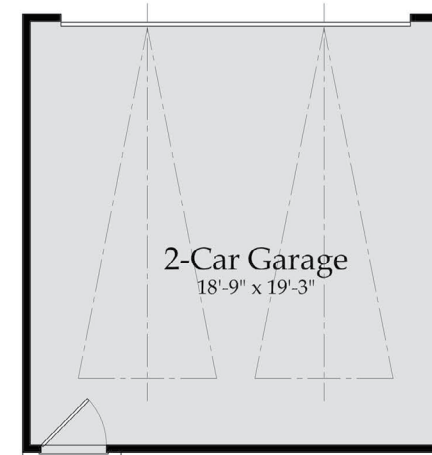
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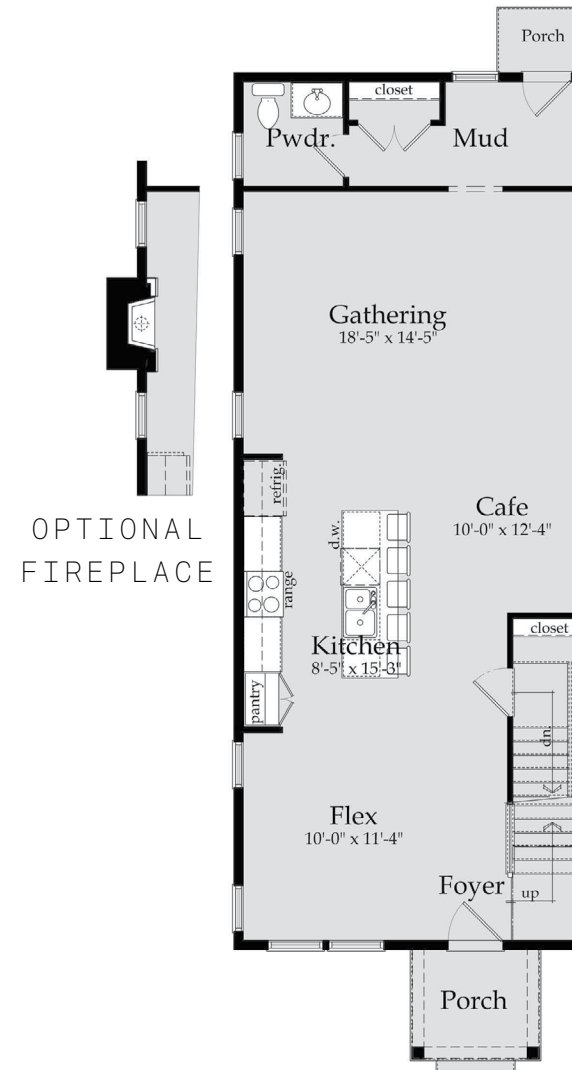
COLONIAL



CRAFTSMAN



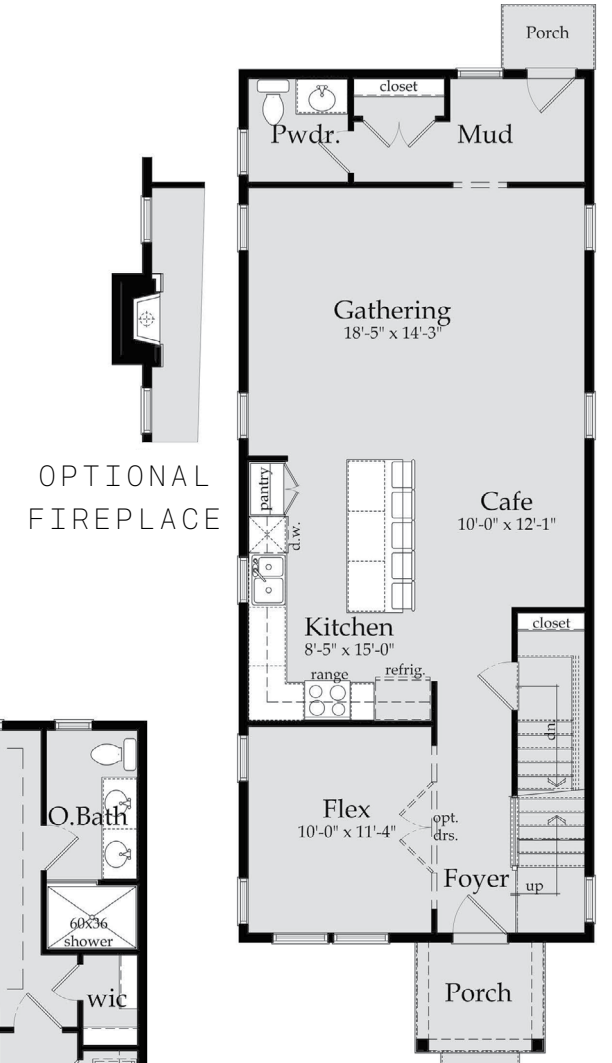
OPTIONAL GARAGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ALTERNATE FIRST FLOOR PLAN

SECTION 02

Exterior Options

Premium materials, classic color palettes, and thoughtful outdoor features ensure every home looks beautiful on day one and for years to come.

SIDING

TRIM

ROOFING

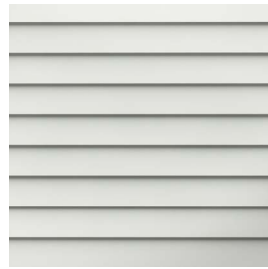
WINDOWS

OUTDOORS

GARAGE

Siding

JAMES HARDIE STATEMENT COLLECTION®



Arctic White



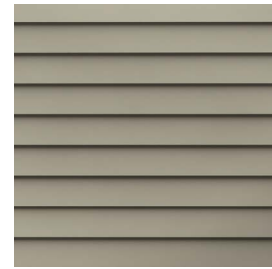
Cobble Stone



Navajo Beige



Khaki Brown



Monterey Taupe



Timber Bark



Rich Espresso



Mountain Sage



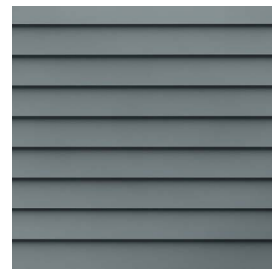
Light Mist



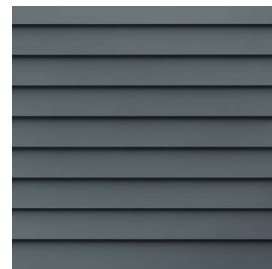
Pearl Gray



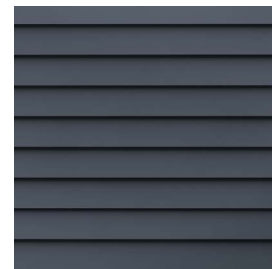
Gray Slate



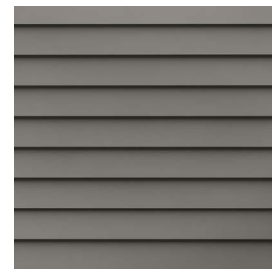
Boothbay Blue



Evening Blue



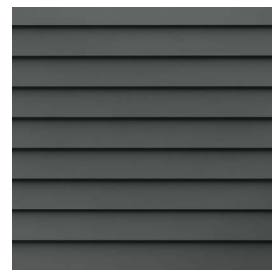
Deep Ocean



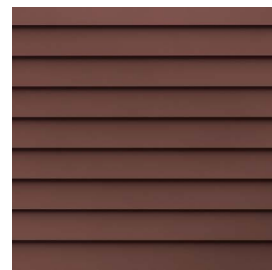
Aged Pewter



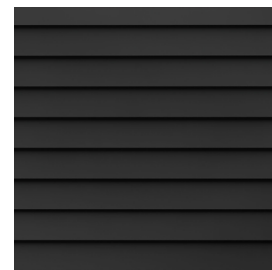
Night Gray



Iron Gray

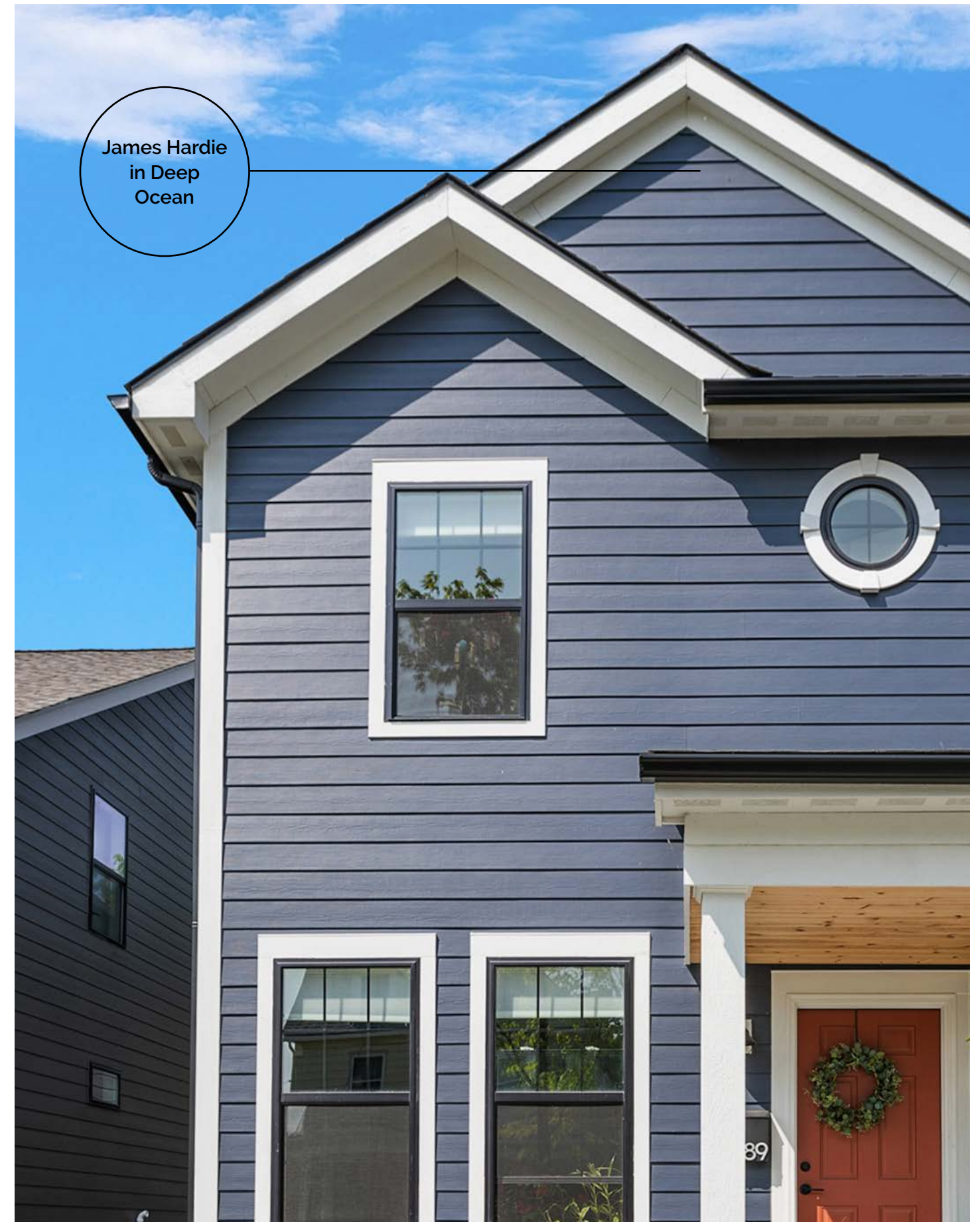


Countrylane Red



Midnight Black

PHYSICAL SAMPLES AVAILABLE IN THE GREATWATER HOMES SHOWROOM



James Hardie
in Deep
Ocean

89



James Hardie
Trim in Cobble
Stone

Trim

JAMES HARDIE STATEMENT COLLECTION®



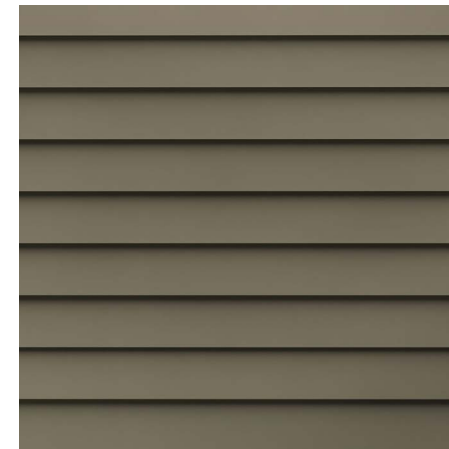
Arctic White



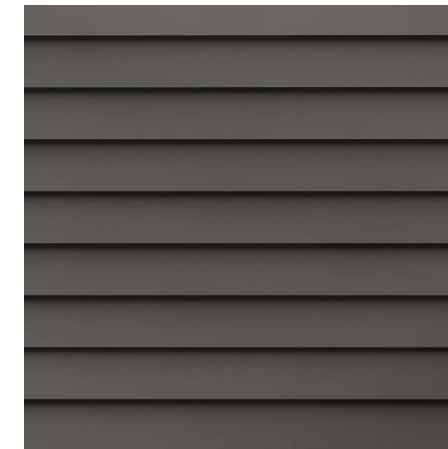
Cobble Stone



Monterey Taupe



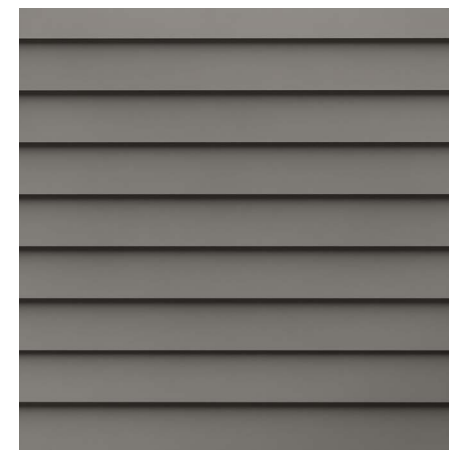
Timber Bark



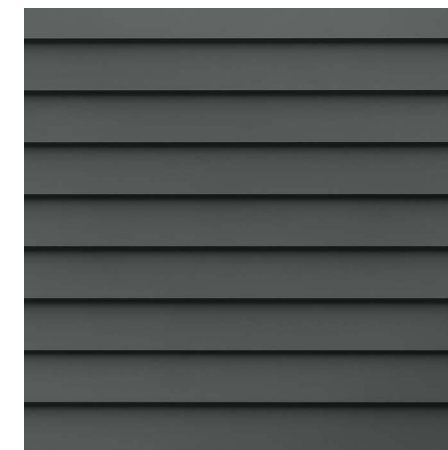
Rich Espresso



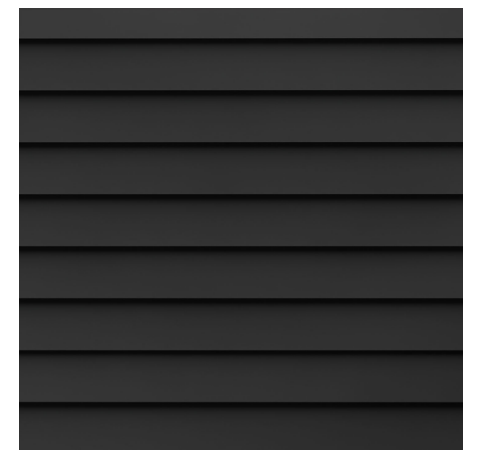
Pearl Gray



Aged Pewter



Iron Gray



Midnight Black

Roofing

LANDMARK DESIGNER COLLECTION®



Burnt Sienna



Cobblestone Gray



Colonial Slate



Driftwood



Heather Blend



Moire Black



Pewter



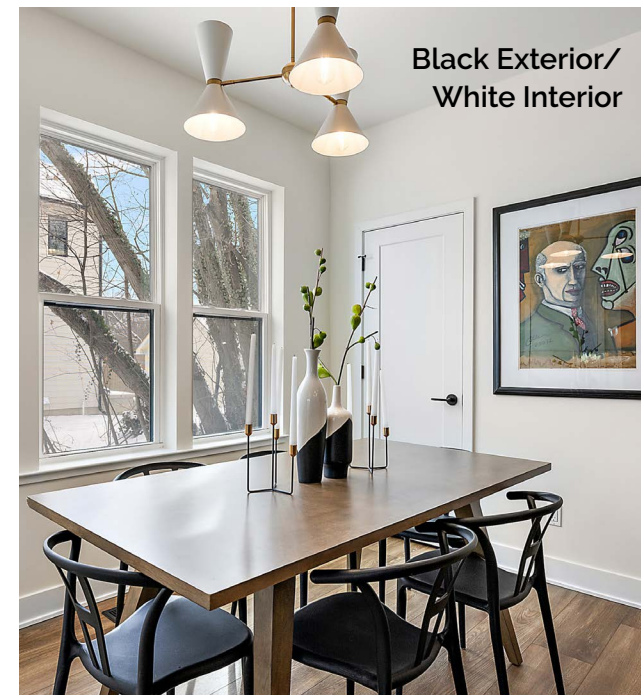
Resawn Shake



Weathered Wood



Black Exterior /
Black Interior



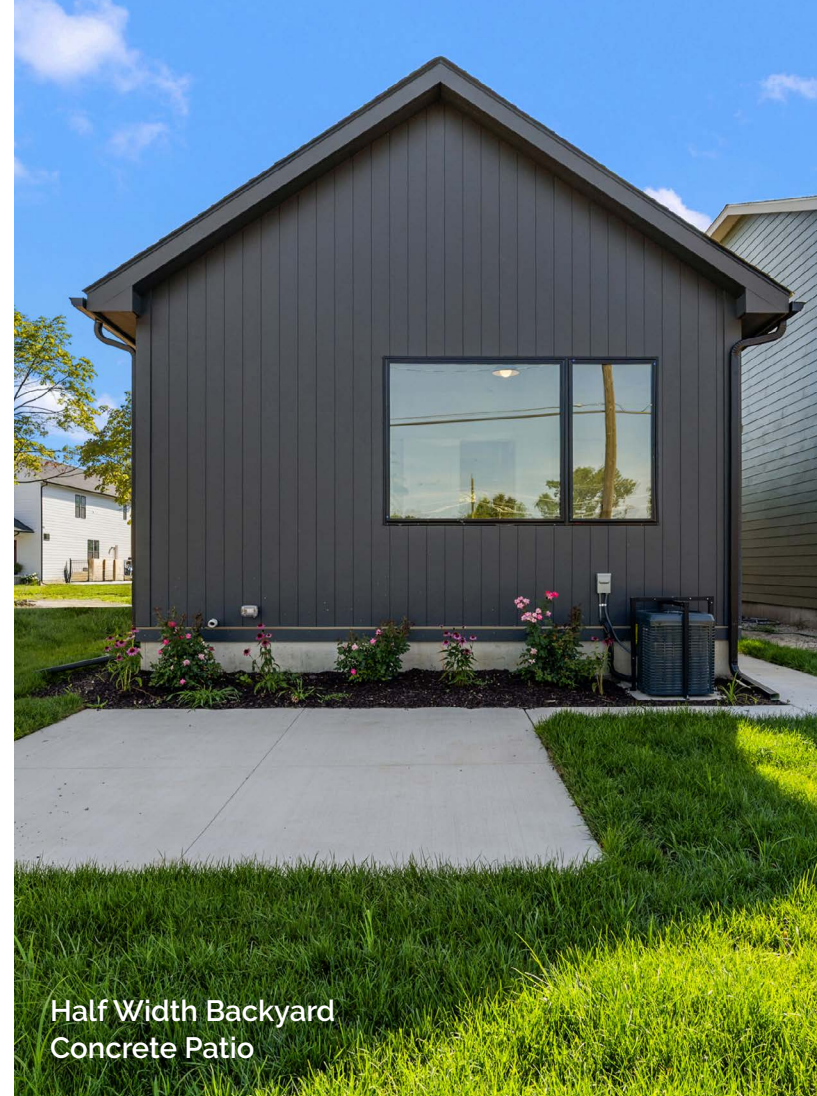
Black Exterior /
White Interior

Windows

- + **WHITE EXTERIOR / WHITE INTERIOR WINDOWS** *(included)*
- + **BLACK EXTERIOR / WHITE INTERIOR WINDOWS**
- + **BLACK EXTERIOR / BLACK INTERIOR WINDOWS**

Outdoors

- + **FULL FRONT PORCH**
- + **BACKYARD CONCRETE PATIO**
 - Half the width of the home
- + **BACKYARD CONCRETE PAD**
 - Full width of the home
- + **GAS LINE STUB TO BACKYARD**
 - For gas grill or fire pit



Half Width Backyard Concrete Patio

Garage

- + **OPTIONAL GARAGE**
- + **FINISHED GARAGE**
 - Insulated, drywalled, painted
- + **GARAGE WINDOW**
- + **ELECTRIC VEHICLE PREP LINE AND ELECTRICAL PANEL**



Optional Garage



Full Front Porch on The Charlevoix

SECTION 03

Interior Options

Quality and thoughtful design come standard. From cabinetry and countertops to flooring and lighting, each selection has been curated for durability, comfort, and style. Refined, functional, and distinctly yours.

ARCHITECTURAL TOUCHES

BASEMENT

HARD FLOORING

SOFT FLOORING

CABINETS

COUNTERTOPS

BACKSPLASH

APPLIANCES

POWDER ROOM

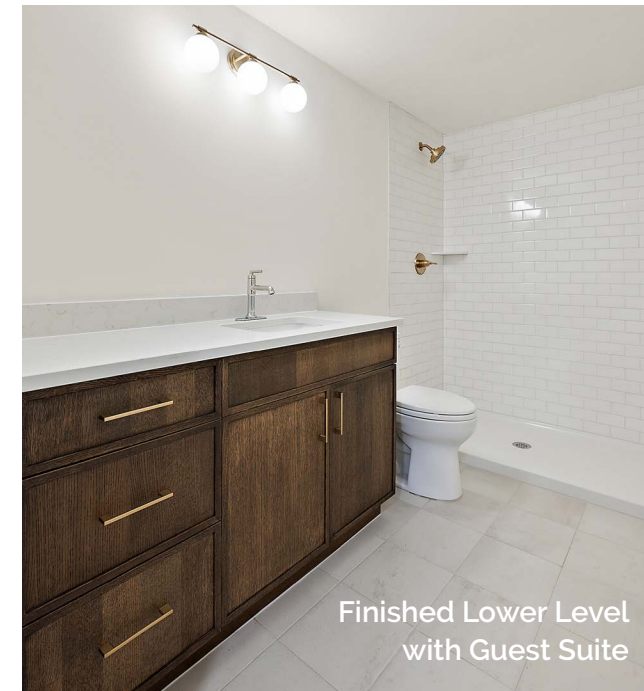
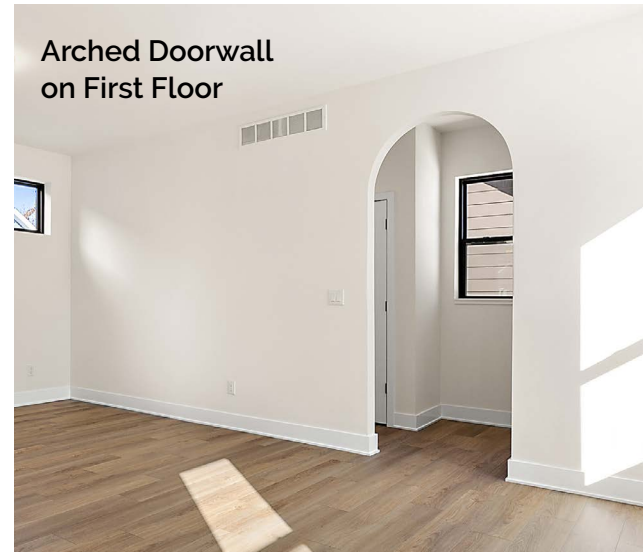
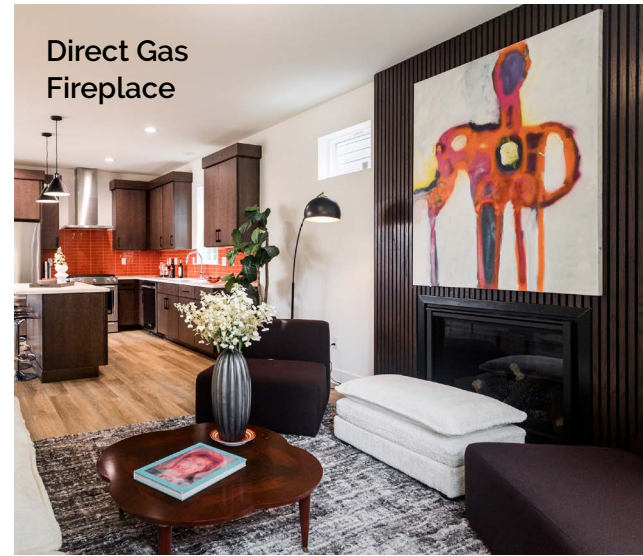
BATHROOM TILE

APPLIANCES

LIGHTING & PLUMBING

Architectural Touches

- + DIRECT GAS FIREPLACE
- + WOOD BURNING FIREPLACE
- + ARCHED DOORWALL ON FIRST FLOOR
- + 9FT SECOND FLOOR CEILINGS
- + TRAY CEILING IN PRIMARY BEDROOM
- + VAULTED CEILING IN PRIMARY BEDROOM
- + DECORATIVE CEILING BEAMS IN ANY BEDROOM
- + CROWN MOLDING IN ANY BEDROOM
- + ALTERNATIVE FIRST FLOOR PLAN *(Charlevoix only)*
- + ADD ADDITIONAL BATHROOM *(Alden & Ellsworth only)*
- + CHANGE BASEMENT STAIRS TO HALF WALL *(Alden only)*
- + CHANGE BASEMENT STAIRS TO OPEN OAK RAILING *(Alden only)*



Basement

- + UNFINISHED LOWER LEVEL *(Included)*
- + FINISHED LOWER LEVEL
- + FINISHED LOWER LEVEL WITH GUEST SUITE
- + POWDER ROOM OR FULL BATHROOM

Hard Flooring

KARASTAN LUXURY VINYL PLANK INCLUDED.

UPGRADE TO SOLID OAK.

+ **SOLID WHITE OAK OPTION, STAINED ON SITE** *(additional stains available)*



Aged Barrel



Antique Brown



Coffee Brown



Country White



Dark Gray



Ebony



Medium Brown



Neutral



Rustic Beige



Weathered Oak

+ **SOLID RED OAK OPTION, STAINED ON SITE** *(additional stains available)*



Aged Barrel



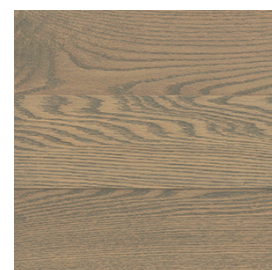
Antique Brown



Coffee Brown



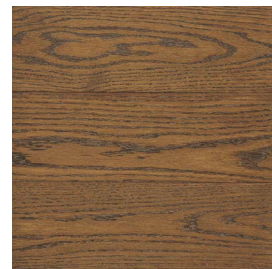
Country White



Dark Gray



Ebony



Medium Brown



Neutral



Rustic Beige



Weathered Oak



Solid White
Oak in Country
White Stain

Soft Flooring

LEVEL ONE CARPET INCLUDED IN BEDROOMS, STAIRS, AND SECOND FLOOR

LEVEL ONE CARPET, WINDSOR COURT (Included)



+ LEVEL TWO CARPET, KEY DESIGN



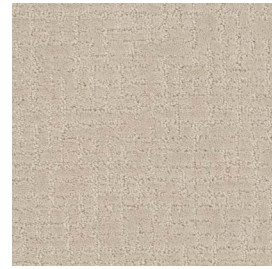
+ LEVEL TWO CARPET, TRELIS FENCE



+ LEVEL THREE CARPET, CLOSE KNIT



Vanilla Whip



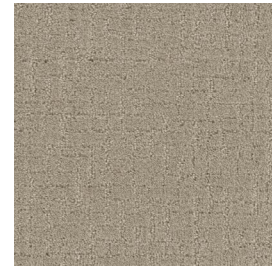
Alabaster



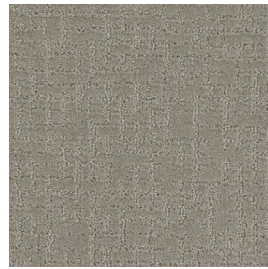
Champagne Fizz



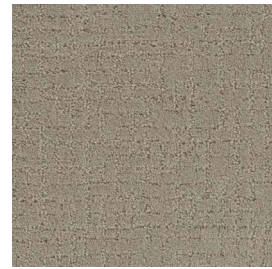
Soft Pine



Moon Mist



Greystone



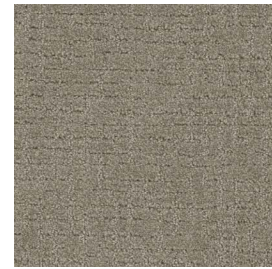
Beach House



Fieldcrest



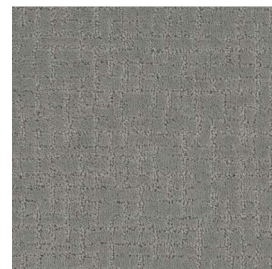
Winter Sky



Stratosphere



Warm Sand



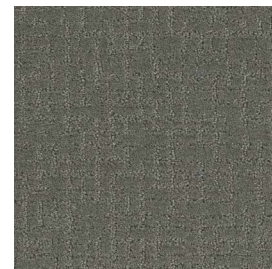
Stillwater



Topaz



Ultramarine



Skyway

+ LEVEL THREE CARPET, SEAPOINT



Vanilla Sky



Blizzard Blast



Snow Canyon



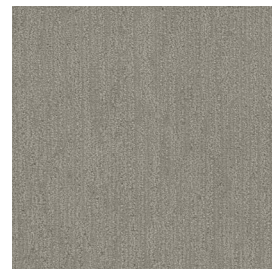
Desert Flower



Golden Glade



Almond Bark



Eventide



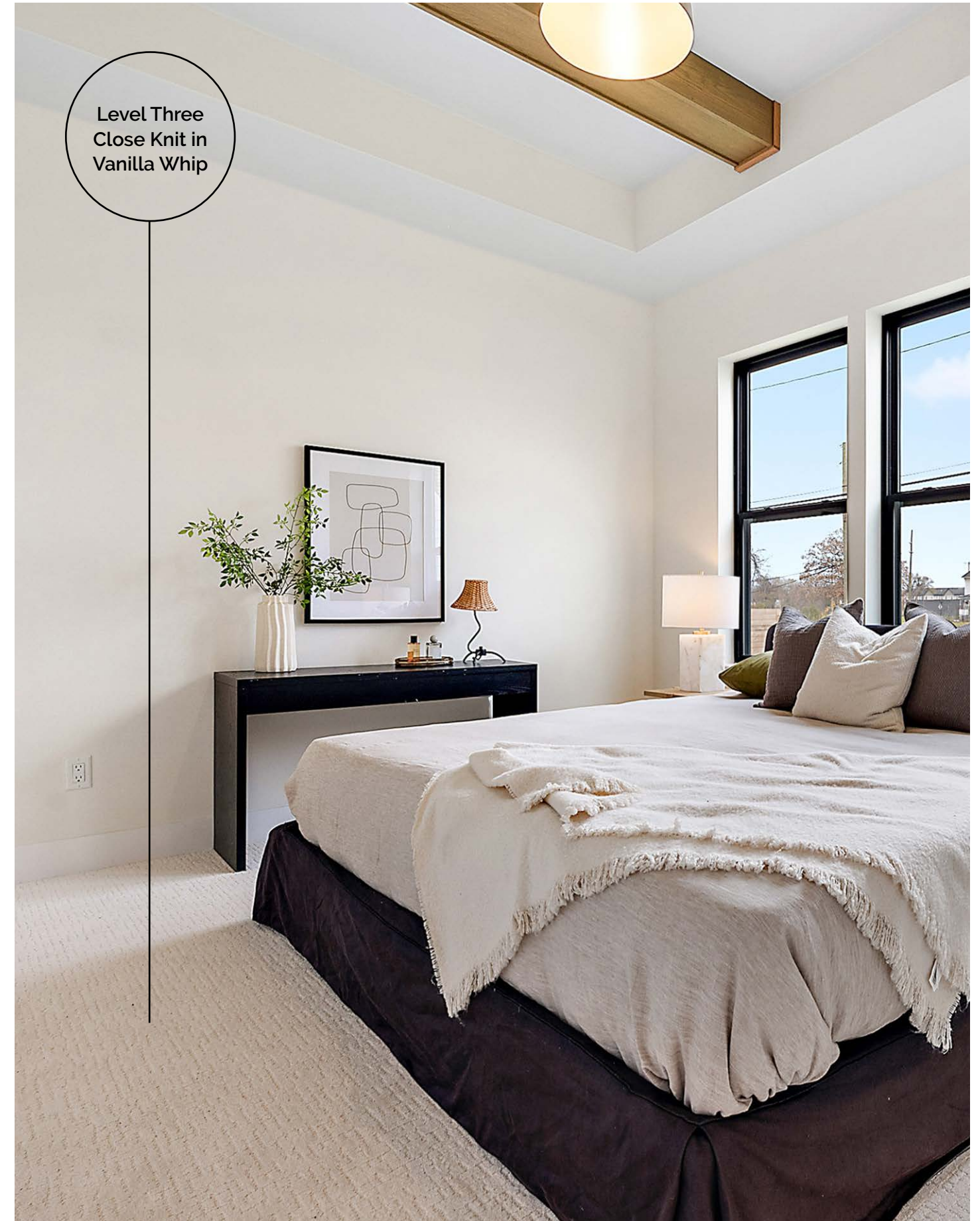
Morning Star



Tanglewood



Castleberry



Level Three
Close Knit in
Vanilla Whip

Cabinetry | Level One & Two

KITCHEN AND BATHROOMS



**LEVEL ONE
LEE FULL**

Available in
Oak, Maple, or
Evercore Paint



**LEVEL TWO
MARTEL**

Available in
Oak, Maple, or
Evercore Paint



**LEVEL TWO
EPIC**

Available in
Maple, or
Evercore Paint



**LEVEL TWO
BARTON**

Available in
Maple

**LEVEL ONE (Included)
LEE - FULL OVERLAY**

- 42" Uppers, No Crown Molding in the Kitchen
- Level 1 Vanity Included in Full Bathrooms
- Level 2 and 3 Vanity Available in Full Bathrooms
- Upgrade to Vanity in Powder Room
- Slab or Five-Piece Door Fronts

**LEVEL TWO
MARTEL FULL, EPIC, OR BARTON**

- 42" Uppers, With Crown Molding in the Kitchen
- Level 1 Vanity Included in Full Bathrooms
- Level 2 and 3 Vanity Available in Full Bathrooms
- Upgrade to Vanity in Powder Room
- Slab or Five-Piece Door Fronts

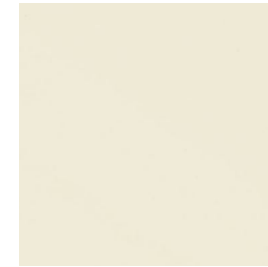
+ LEVEL ONE AND TWO COLOR AND STAIN SELECTIONS



Dove White



Warm White



Canvas



Cottage



Moonshine



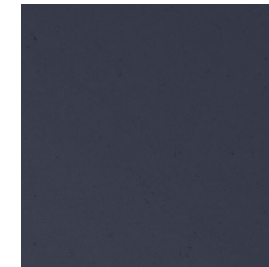
Pebble Grey



Evergreen



Greyloft



Midnight



Onyx



Natural



Honey Spice



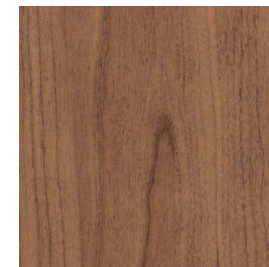
Praline



Wicker



Barley



Husk



Cognac



Molasses



Cannon Grey



Slate

Cabinetry | Level Three

KITCHEN AND BATHROOMS



AVA

Available in Rift
White Oak Stain
or Matte Paint



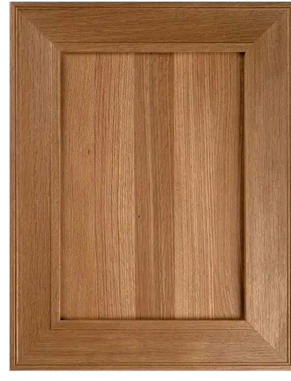
MILAN

Available in Rift
White Oak Stain
or Matte Paint



BREE

Available in Rift
White Oak Stain
or Matte Paint

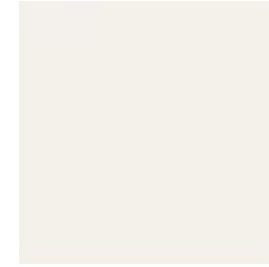


QUINN

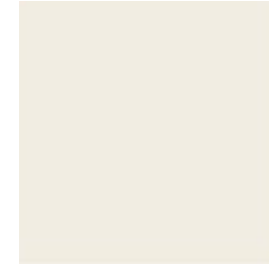
Available in Rift
White Oak Stain



+ LEVEL THREE PAINTED AND STAINED FINISHES



White Dove



Heron Plume



Accessible Beige



Mid Greige



Urban Bronze



Rosemary



Evergreen Fog



Dorian Gray



Naval



Carnelian



Vita



Sparrow



Sable



Tawny



Midnight

LEVEL THREE

AVA, MILAN, BREE, OR QUINN

- 48" Uppers, with Crown Molding to the Ceiling
- Level 1 Vanity Included in Full Bathrooms
- Level 2 and 3 Vanity Available in Full Bathrooms
- Upgrade to Vanity in Powder Room

ADDITIONAL KITCHEN OPTIONS

- Custom Architectural Island
- Level 1 Lowers to Pantry (*Ellsworth Only*)
- Decorative Doors to Island
- Roll Out Trays to Base Cabinets
- Double Waste Basket Pull Out Drawer

Countertops

KITCHEN AND BATHROOM VANITIES

+ QUARTZ, LEVEL ONE *(Included)*



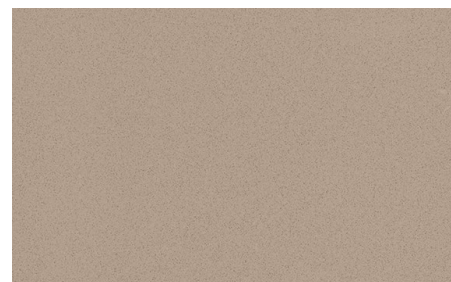
Simply Grey



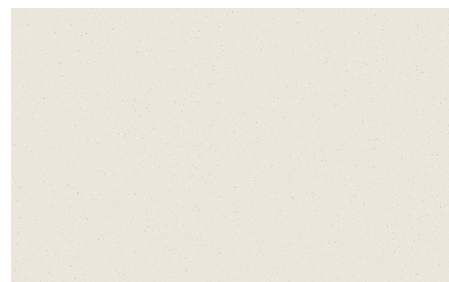
Brushed Flannel



Simply Beige



Mesa Dune

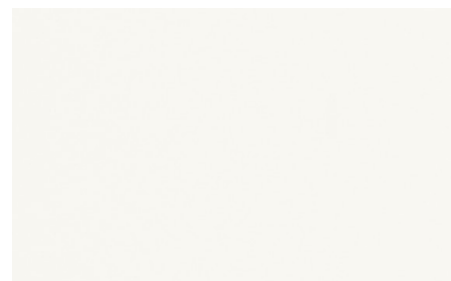


Simply White



White Ice

+ QUARTZ, LEVEL TWO



Morning Frost



Golden Gate



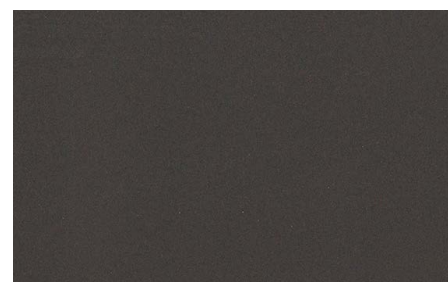
Jasmine White



Arhces



Ash Grey



Concrete Grey

+ QUARTZ, LEVEL THREE



Valor White



Independence Calacatta



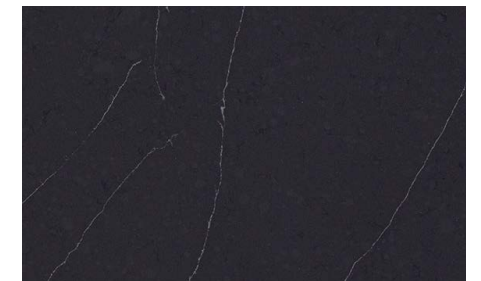
Freedom Calacatta



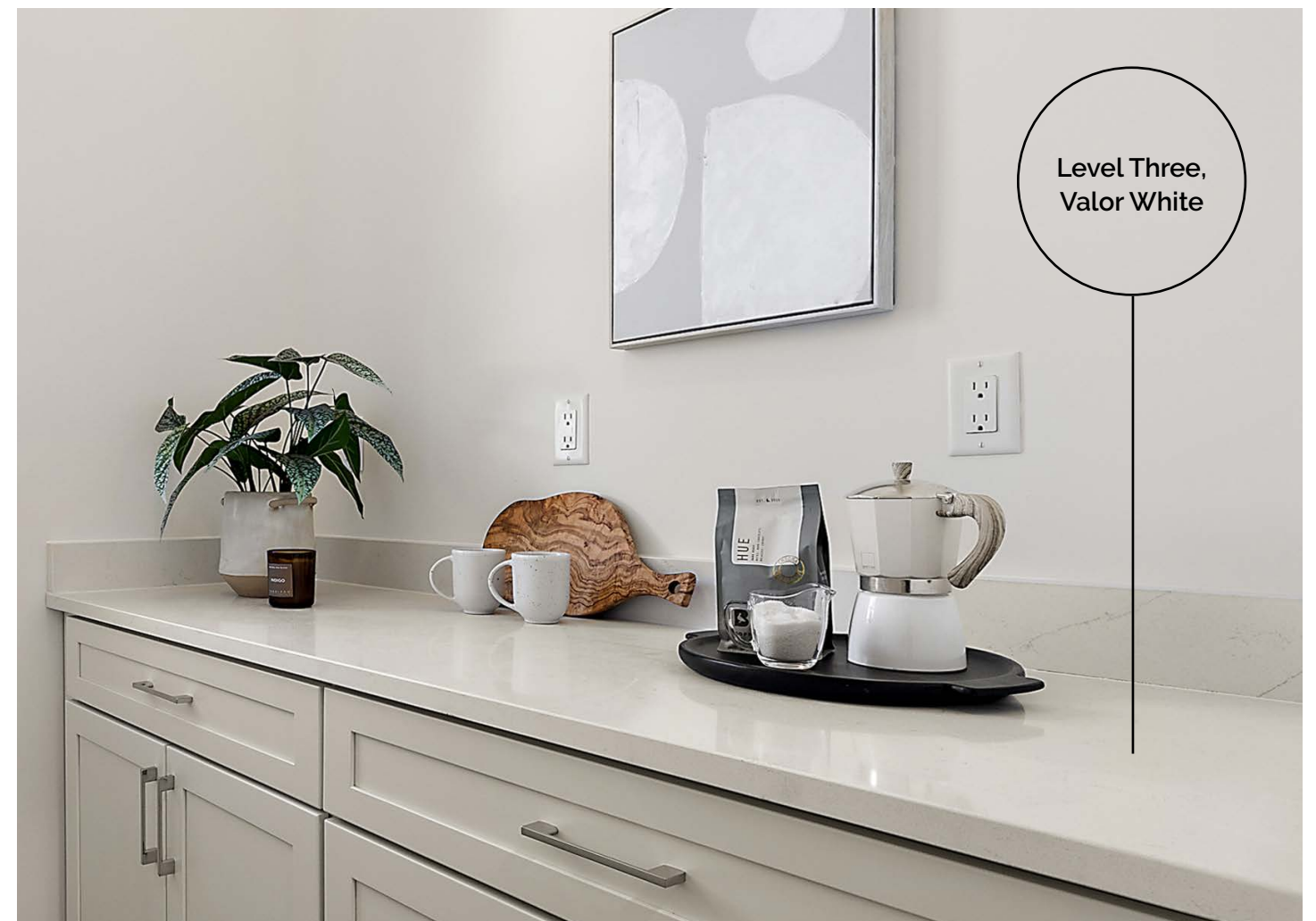
Washington



Capitol Beige



Broadway Black

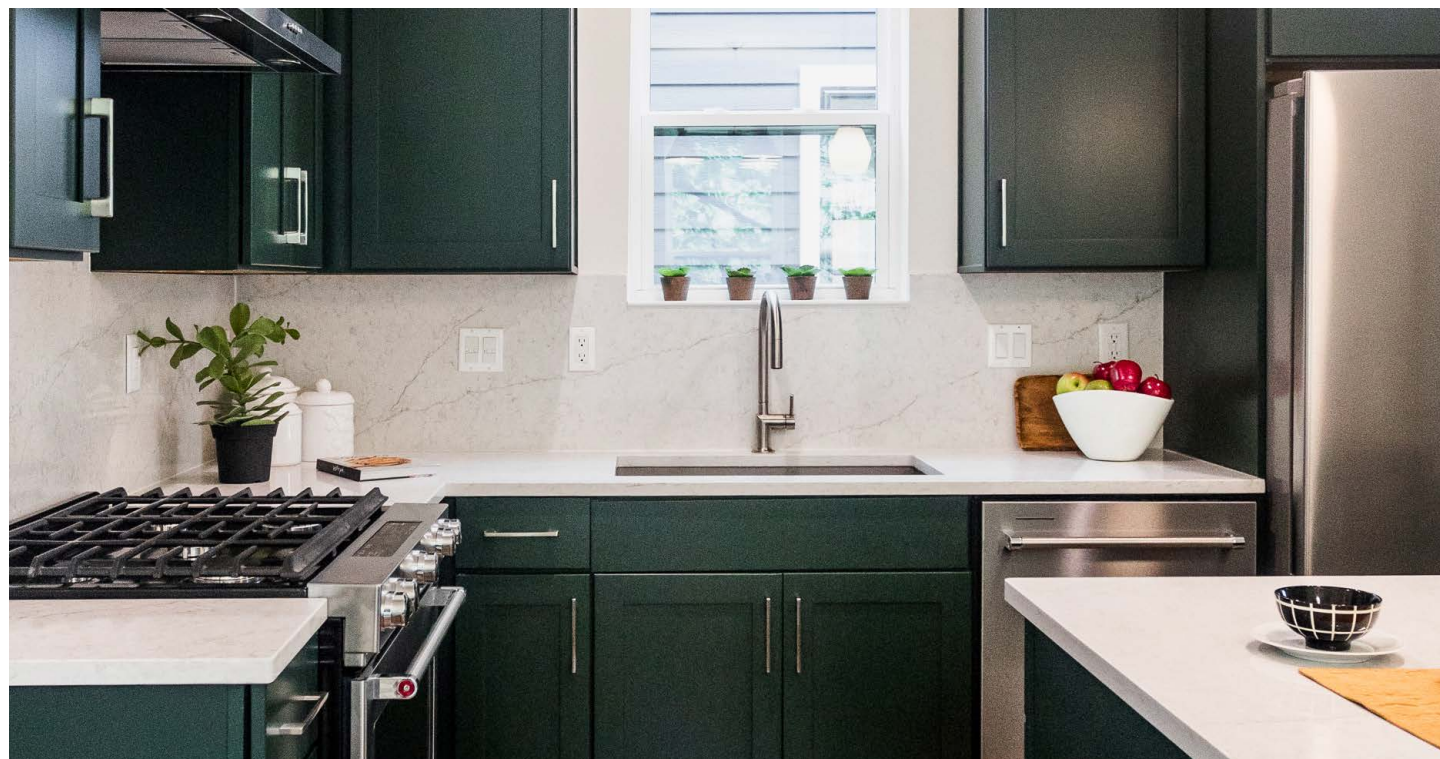


Level Three,
Valor White

Kitchen Backsplash



TILE BACKSPLASH *(Included)*



QUARTZ FULL HEIGHT BACKSPLASH

Appliances

WHIRLPOOL RANGE, HOOD VENT AND DISHWASHER *(Included)*

- Upgrade to KitchenAid Range, Hood Vent, Dishwasher available
- Add Whirlpool or KitchenAid Refrigerator
- Add Washer and Dryer, Stackable or Side by Side



Powder Room

- + **PEDESTAL SINK** *(Included)*
- + **UPGRADE TO LEVEL ONE, TWO, OR THREE VANITY AVAILABLE**



Bathroom Tile

LEVEL ONE *(Included)*

SURROUND TILE

- White Subway Tile, 3x6 Rectangle, Horizontal or Vertical

FLOOR TILE

- Solid or Stones, 12x12 Squares



LEVEL TWO

SURROUND TILE

- White Tile, Any Size Rectangle or Squares - Horizontal or Vertical

FLOOR TILE

- Upgraded 12x12 Squares, 24x24 Squares or Rectangles



LEVEL THREE

SURROUND TILE

- Various Colors Available, Any Size Rectangles or Squares - Horizontal or Vertical

FLOOR TILE

- Various Mosaics, Penny Tile, Hexagons, Herringbone



LEVEL FOUR FLOOR TILE

- Terrazzo or Other

- Tile Surround on Ceiling

- European Frameless Glass Shower Door

ADDITIONAL BATHROOM OPTIONS

- Tile Shower Pan In Lieu of Fiberglass

Lighting & Plumbing

EXTERIOR, BEDROOMS, COMMON AREAS, KITCHEN, BATHROOM



Cylinder 2
(B/W/BZ/BA)



Seaside
(B/W/OB/BN)



Progress Globe
(B)



Cake 2
(B/BZ/HB)



Cake 3
(B/BZ/HB)



Closet Globe
(W)



Sisu Ceiling
(B/CBZ)



Madden
(B/BN/CBZ/C)



Avery
(B/BN/NB/BZ)



Danika Pendant
(B/W)



Deela
(B/W/CBZ)



Danika Mini Pendant
(B/W)



Zailey
(B/W/CBZ)



Kimrose
(PN/BNB)



Deela
(B/W/CBZ)



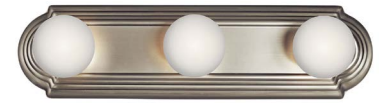
Leo
(B/W)



Benno 2
(B/CBZ)



Benno 3
(B/CBZ)



Classic 3
(BN/C/TB)



Jasper 2
(C/NB)



Jasper 3
(C/NB)



Torche 2
(BN/CBZ/PN)



+ **KITCHEN LEVEL ONE** *(Included)*



Hansgrohe
Chrome



Hansgrohe
Steel Optic



Hansgrohe
Matte Black



Hansgrohe
Brushed Gold Optic

+ **LAV LEVEL ONE** *(Included)*



Delta
Chrome



Delta
Stainless



Delta
Matte Black



Delta
Champagne Bronze

+ **KITCHEN LEVEL TWO, THREE, AND FOUR**



Brizo Odin
Chrome



Brizo Odin
Stainless



Brizo Odin
Matte Black



Brizo Odin
Luxe Gold

+ **BATHROOM LEVEL TWO**



Delta
Chrome



Delta
Stainless



Delta
Matte Black



Delta
Champagne Bronze

+ **TUB/SHOWER LEVEL ONE** *(Included)*



Delta
Chrome



Delta
Stainless



Delta
Matte Black



Delta
Champagne Bronze



Delta Broderick
Chrome



Delta Broderick
Arctic Steel



Delta Broderick
Matte Black



Delta Broderick
Champagne Bronze



Delta
Chrome



Delta
Stainless



Delta
Matte Black



Delta
Champagne Bronze



Delta Broderick
Chrome



Delta Broderick
Arctic Steel



Delta Broderick
Matte Black



Delta Broderick
Champagne Bronze



Delta
Chrome



Delta
Stainless



Delta
Matte Black



Delta
Champagne Bronze

“There’s nothing
like it in the city
right now.”

- Vince, Art Director



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